

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
1580 PAOLI PIKE  
TUESDAY, OCTOBER 15, 2019  
FINAL APPROVED MINUTES**

**Present:** Chairwoman Janet Emanuel; Vice-Chair Marty Shane; Members Mike Lynch, David Shuey and Carmen Battavio; Township Manager Rick Smith; Township Solicitor Kristin Camp; Director of Finance and Assistant Township Manager Jon Altshul; Ernie Harkness (Planning Commission); Erich Meyer (Conservancy Board).

**Call to Order & Pledge of Allegiance**

Janet called the meeting to order at 7:00 p.m. and asked Township Receptionist Joanne Morgan to lead the pledge of allegiance.

**Moment of Silence**

Carmen called for a moment of silence to honor our troops and first responders.

**Recording**

Janet announced that the meeting was being livestreamed on the Township's YouTube Channel.

**Chairman's Report**

Janet made the following announcements:

- The Board met in Executive Session prior to tonight's meeting for a personnel matter
- The Board will hold a public informational meeting on October 22, 2019, to present the proposed ordinance amendments for the Paoli Pike Corridor and solicit comments from Township residents. The information is posted on the Township website.
- The Board will announce its decision on the CZ Woodworking Conditional Use Application on November 12, 2019
- Russ Frank has resigned from the Pipeline Task Force
- November 7, 2019 will be "Joanne Morgan Day" in East Goshen Township. Jon explained that Joanne would be retiring soon after 31 and a half years of service.
- East Goshen was a 2019 National Recreation and Parks Association Gold Medal Finalist. Jason presented a five-minute video about the Township's Parks and Recreation Department.

**Emergency Service Reports—Westtown East Goshen Police Department**

Chief Bernot reminded residents to be vigilant about scams and fraud. She observed that the recent Coffee with a Cop event at the Hershey's Mill Community Center was very successful. She also expressed gratitude for the residents of Rockland Village for reporting a man who may have posed a threat to the community.

**Emergency Service Reports—Fire Companies**

Carmen reported that in East Goshen in September, the Goshen Fire Company responded to 25 fire calls, 11 fire police calls and 181 EMS calls; the Malvern Fire Company responded to 28 calls, of which 4 were BLS and 24 were ALS; and Good Fellowship responded to 44 ALS calls.

### **Financial Report-September**

Jon reported that as of September 30<sup>th</sup>, the General Fund had a positive budget variance of \$412,578 and that he is now projecting the General Fund to finish the year with a deficit of \$191,284. He added that the yield on Township funds has fallen slightly from 2.28% at the end of June to 2.15% now and that Utilities Accounts Receivable were near historic lows. He also encouraged residents to attend the November 12, 2019, meeting at which the 2020 Proposed Budget will be released.

### **Approval of Minutes of October 1, 2019**

David made a motion to approve the minutes of October 1, 2019. Mike seconded. The motion passed 5-0.

### **Approval of Treasurer's Report of October 10, 2019**

Carmen made a motion to graciously accept the receipts and approve the expenditures as presented in the Expenditure Register and as summarized in the Treasurer's Report. Mike seconded. The motion passed 5-0.

### **Public Hearing—Conditional Use Hearing for Zeks Compressed Air Solutions at 1302 Goshen Parkway**

The Board held a Conditional Use hearing to consider modifying Zeks Compressed Air Solutions' 1998 Conditional Use decision to allow for outdoor storage other than metal scrap bins. Carmen made a motion to approve an amendment to the Conditional Use approval for the property located at 1302 Goshen Parkway (UPI 53-3-1.22) owned by Thomson Logistics Assets LLC amending in its entirety condition number six of the Conditional Use approval dated March 18, 1998, to read:

6. Outdoor Storage shall be permitted so long as all storage areas identified in the applicant's testimony and exhibits are screened from view with a solid fence, which meet or exceed all standards for screening of outdoor storage outlined in §240-32M.
  - a. The applicant shall maintain the fencing and slats for the life of the use.
  - b. The original Conditional Use approval shall remain in effect in its entirety with only the amendment condition #6.

David seconded. The motion passed 5-0. A court reporter was present and will provide a full transcript of the hearing. A copy of the transcript will be appended to the minutes of this meeting when the decision becomes "final, binding and nonappealable."

### **Consider Business Park Apartments Zoning Ordinance Amendment**

Carmen made a motion to deny the application to move the ordinance forward. David seconded.

Carmen explained his position that the Township is not ready to change the zoning in the BP district at this time and that more thought is still needed.

David expressed concern about the long-term viability of suburban corporate parks and stressed that we think about future uses and potential revitalization in the BP District.

Mike stated that we need to step back and see the forest from the trees. He indicated that this proposal was a distraction from the TND proposal. He added that East Goshen has a unique suburban landscape and that the proposed apartments were too “urban” for East Goshen.

Marty stated that the business park represents about 10% of our tax revenue and that therefore we need to look closely at how we can ensure that the business community is successful and that the business parks remain full.

Carmen stated that it’s important that we preserve the rural feel of the Paoli Pike corridor and that we not sacrifice what’s left of the corridor’s present feel. He also expressed concern about “bending over backwards” for developers.

Michelle Truitt, 1430 Grand Oak Lane, stated that the Township’s existing infrastructure cannot support high density development. She presented the Board with a petition opposing the development signed by over 1,700 people.

Sean Curran, 1434 Grand Oak Lane, stated that no one moves to a place in order to look towards the future. He also stated that East Goshen is not like Camden, in that it needs revitalization. He also asked what the purpose of having a Zoning Ordinance is if the Board is just going to change it.

Mike defended the Township’s existing BP zoning and challenged Hankin to develop a proposal that meets the existing zoning requirements.

Brian Sweet, 646 Meadow Drive, expressed opposition to the proposal because it would double the amount of density that’s allowed elsewhere in the Township.

Mike noted that the Township did not write the proposed ordinance amendment.

Kristin explained that the PA Municipal Planning Code requires municipalities to adopt a new Comprehensive Plan every ten years in which they lay out a vision for future growth and that a Zoning Ordinance is not intended to be a stale document. She added that anyone can petition the Board for changes to the Zoning Ordinance and that the Board has the discretion about whether to approve such changes.

Mike stated that the Township is always looking for ways to protect the value of the Township and by extension, home values here.

Joe Francis, 1354 Paoli Pike, stated that he works on Swedesford Road and that his commute used to take 5 minutes, but with all the new commercial construction now takes 30 minutes. He stated that change should be embraced, so long as it's the right kind of change. He stressed the need to retain existing companies in East Goshen, but not to fix problems that don't exist. He also suggested that the Township purchase the parcel and convert it into open space.

Mary Lloyd, 1344 Hollyberry Lane, expressed her opposition to the proposal and worried about the impact of the apartments on nearby homes, as well as the impact on traffic along Paoli Pike, particularly during the morning rush hour when teenagers are driving to school.

Dan Truitt, 1430 Grand Oak Lane, stated that Marty is wrong on this issue and disagreed with his statement that East Goshen has to change to improve.

Marty observed that the existing traffic in front of Meadow Drive is terrible in the morning and noted that Hankin's proposal would call for a new traffic light at Meadow Drive to make left turns onto Paoli Pike more feasible.

Tracy Doogan, a non-East Goshen resident and local realtor, stated that this proposal would negatively affect property values and that property values in East Goshen are the highest in the West Chester region.

Jim Cuccinotta, 1342 Hollyberry Lane, stated that his pharmaceutical company is in the process of relocating from Frazer to East Goshen and that concern about the lack of restaurants in the area was never an issue that was expressed during planning sessions about the relocation. Instead, the company is building a cafeteria. He also indicated that he is reluctant to move forward with a planned addition to his house if his property value will be negatively affected by the apartment construction.

Janet observed that corporate parks are changing and that the Township can't be blind to that change, but that she has concerns about overbuilding along that stretch of Paoli Pike and that the amendments to the ordinance would impact more than that one parcel.

The motion passed 3-2, with David and Marty opposed.

**Consider Recommendation for Stormwater Management Agreement for 707 Peach Tree Drive**

Marty made a motion to authorize the Chairman to execute the Stormwater Management Operations and Maintenance agreement for 707 Peach Tree Drive. Mike seconded. The motion passed 4-0. (Carmen had left for the evening after the last vote).

**Consider Recommendation for Grinder Pump Agreement for 204 Line Road**

Marty made a motion to authorize the Chairman to execute the Grinder Pump Operations and Maintenance Agreement for 204 Line Road. Mike seconded. The motion passed 4-0.

**Consider Recommendation for Purchase of New Floor Machine**

The Township received two COSTARS quotes for a new 36” floor machine, net of trade-in.

<b>Vendor</b>	<b>Price</b>
Franklin Cleaning	11,895.00
Southeast Cleaning Company	12,779.40

Marty made a motion to purchase the Nilfisk SC901 floor cleaning machine from Franklin Cleaning Company for \$11,895, net of trade-in. David seconded. David expressed concern that the old floor machine was not on the Township’s capital replacement list. The motion passed 4-0.

**Consider Recommendation for Township Building Roof Replacement**

The Township received 8 bids for replacement of the Township Building roof.

<b>Bidder</b>	<b>Price</b>
Pro Com Roofing Corp	49,681.00
Four Seasons Construction LLC	53,178.00
Kupex Exteriors LLC	60,973.50
Winchester Roofing Corp	71,950.00
Garvey Roark, LLC	115,973.00
Detweiler Roofing	144,200.00
A Women Owned Contractor, Inc	215,350.00
A-1 Construction & Painting Inc	\$764,600 (\$115,600 with corrected value)

Marty made a motion to award the contract for the replacement of the Township Building roof to Pro Com Roofing Corp in the amount of \$49,681. David seconded. Marty expressed concern about the spread in the prices. David asked about the installation of solar panels on the roof, and whether this replacement should be delayed until after a decision is made on solar at the Township Building. The motion passed 4-0.

**Consider Recommendation for a Construction Services Proposal for Segments C, D & E of the Paoli Pike Trail**

Marty and David expressed concern about the lack of a “not to exceed” clause in the contract. Marty asked what the value of having McMahon, as opposed to another engineering firm, do the construction management work, and questioned whether McMahon had sharpened its pencil with this quote. Mark explained that we are required by PennDOT to have a construction manager on site and that this work can’t be performed in-house. The Board directed staff to ask McMahon to provide a “not-to-exceed” proposal and consider the matter again at a future meeting.

**Consider Recommendation to Submit a PennDOT Multimodal Transportation Fund Grant Application for Segment B of the Paoli Pike Trail**

Marty made a motion to submit a PennDOT Multimodal Transportation Fund Grant Application in the amount of \$2,865,000 and approve matching funds in the amount of

\$999,000. David seconded. Mike and Marty asked about where the matching funds for this grant application would come from. Jon explained that the 2017 Bonds did not include funding for construction of Segment B. He reiterated that the Board's stated intent was to fund soft costs, like borrowing and ROW acquisition from the bond proceeds, but that the construction costs would be borne by grants. Therefore, Township staff would continue to apply for additional grant funding to offset any matching costs.

**Any Other Matter**

Jon explained that he would like to submit a grant application through the PECO Growing Greener program for \$10,000 to help defray the cost of the planned plantings above the Marydell Pond next spring, which are expected to cost \$42,000. Mike made a motion to adopt Resolution 2019-109 authorizing application for a \$10,000 PECO Growing Green Grant. David seconded. The motion passed 4-0.

Mike made a motion to appoint Brandon Groff to the Futurist Committee. David seconded. The motion passed 4-0.

Mike made a motion to approve Resolution 2019-98 recognizing November 7, 2019 as Joanne Morgan Day in East Goshen Township. David seconded. The motion passed 4-0.

**Public Comment**

Ernie asked for information about how the cost of the Paoli Pike Trail was being paid. Jon agreed to update his worksheet.

**Correspondence, Reports of Interest**

None

**Adjournment**

There being no further business, Marty made a motion to adjourn at 9:15pm. Mike seconded. The motion passed 4-0.

Respectfully submitted,  
*Jon Altshul*  
*Recording Secretary*

*Attached: Treasurer's Report of October 10, 2019*

TREASURER'S REPORT		September 27 - October 10, 2019	
<b>RECEIPTS AND BILLS</b>			
<b>GENERAL FUND</b>			
Real Estate Tax	\$2,034.95	Accounts Payable	\$488,314.35
Earned Income Tax	\$10,300.00	Electronic Pmts:	
Local Service Tax	\$0.00	Credit Card	\$0.00
Transfer Tax	\$0.00	Postage	\$61.18
General Fund Interest Earned	\$7,938.68	Debt Service	\$0.00
Total Other Revenue	\$547,392.16	Payroll	\$125,558.75
<b>Total General Fund Receipts:</b>	<b>\$567,665.79</b>	<b>Total Expenditures:</b>	<b>\$613,934.28</b>
<b>STATE LIQUID FUELS FUND</b>			
Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$142.90		
<b>Total State Liquid Fuels Receipts:</b>	<b>\$142.90</b>	<b>Total Expenditures:</b>	<b>\$0.00</b>
<b>CAPITAL RESERVE FUND</b>			
Receipts	\$140.25	Accounts Payable	\$22,050.76
Interest Earned	\$5,330.97	Credit Card	\$0.00
<b>Total Capital Reserve Fund Receipts:</b>	<b>\$5,471.22</b>	<b>Total Expenditures:</b>	<b>\$22,050.76</b>
<b>TRANSPORTATION FUND</b>			
Receipts	\$0.00	Accounts Payable	\$32,791.52
Interest Earned	\$840.20		
<b>Total Transportation Fund Receipts:</b>	<b>\$840.20</b>	<b>Total Expenditures:</b>	<b>\$32,791.52</b>
<b>SEWER OPERATING FUND</b>			
Receipts	\$23,563.32	Accounts Payable	\$82,992.85
Interest Earned	\$1,330.52	Credit Card	\$0.00
		Debt Service	\$0.00
<b>Total Sewer Operating Fund Receipts:</b>	<b>\$24,893.84</b>	<b>Total Expenditures:</b>	<b>\$82,992.85</b>
<b>REFUSE FUND</b>			
Receipts	\$7,573.95	Accounts Payable	\$92,025.69
Interest Earned	\$735.38	Credit Card	\$0.00
<b>Total Refuse Fund Receipts:</b>	<b>\$8,309.33</b>	<b>Total Expenditures:</b>	<b>\$92,025.69</b>
<b>BOND FUND</b>			
Receipts	\$0.00	Accounts Payable	\$1,600.00
Interest Earned	\$9,451.01		
<b>Total Bond Fund Receipts:</b>	<b>\$9,451.01</b>	<b>Total Expenditures:</b>	<b>\$1,600.00</b>
<b>SEWER CAPITAL RESERVE FUND</b>			
Receipts	\$267.32	Accounts Payable	\$0.00
Interest Earned	\$1,424.72		
<b>Total Sewer Capital Reserve Fund Receipts:</b>	<b>\$1,692.04</b>	<b>Total Expenditures:</b>	<b>\$0.00</b>
<b>OPERATING RESERVE FUND</b>			
Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$503.83		
<b>Total Operating Reserve Fund Receipts:</b>	<b>\$503.83</b>	<b>Total Expenditures:</b>	<b>\$0.00</b>